



Danes
melvyn
ESTATE AGENTS

**Fernleigh Court, Kelvedon Grove
Solihull**
Asking Price £132,000

Description

Fernleigh Court offers independent living accommodation for the over 55's with the support of a part time house manager and the benefit of communal facilities including residents lounge and laundry.

The complex is sited in Kelvedon Grove just off Lode Lane close to the town centre of Solihull with its wide choice of shopping facilities and main line London to Birmingham railway station.

Regular bus services operate along Lode Lane to the town centre and its surrounding suburbs and on in to the city centre of Birmingham via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This purpose built retirement development is approached via a communal pathway and communal gardens to a main communal entrance door with security intercom system. The house manager's office will be found on the ground floor adjacent to the lift giving access to the upper floors. Number 49 is sited on the first floor and has an entrance door leading to the accommodation which comprises of entrance hall with various storage options, living/dining room with access into the fitted kitchen that offers a range of integrated and free standing appliances. Two bedrooms one of which is a great sized double with fitted storage and the wet room style shower room with easy access shower and storage.



Accommodation

Communal Entrance

Entrance Hall

Living/Dining Room

10'1" x 19'1" (3.087 x 5.837)



Fitted Kitchen

8'1" x 7'3" (2.474 x 2.220)

Shower Room

5'8" x 6'6" (1.744 x 1.999)



Bedroom One

13'7" x 8'5" (4.157 x 2.585)

Bedroom Two

6'5" x 13'7" (1.975 x 4.163)

Communal Ground

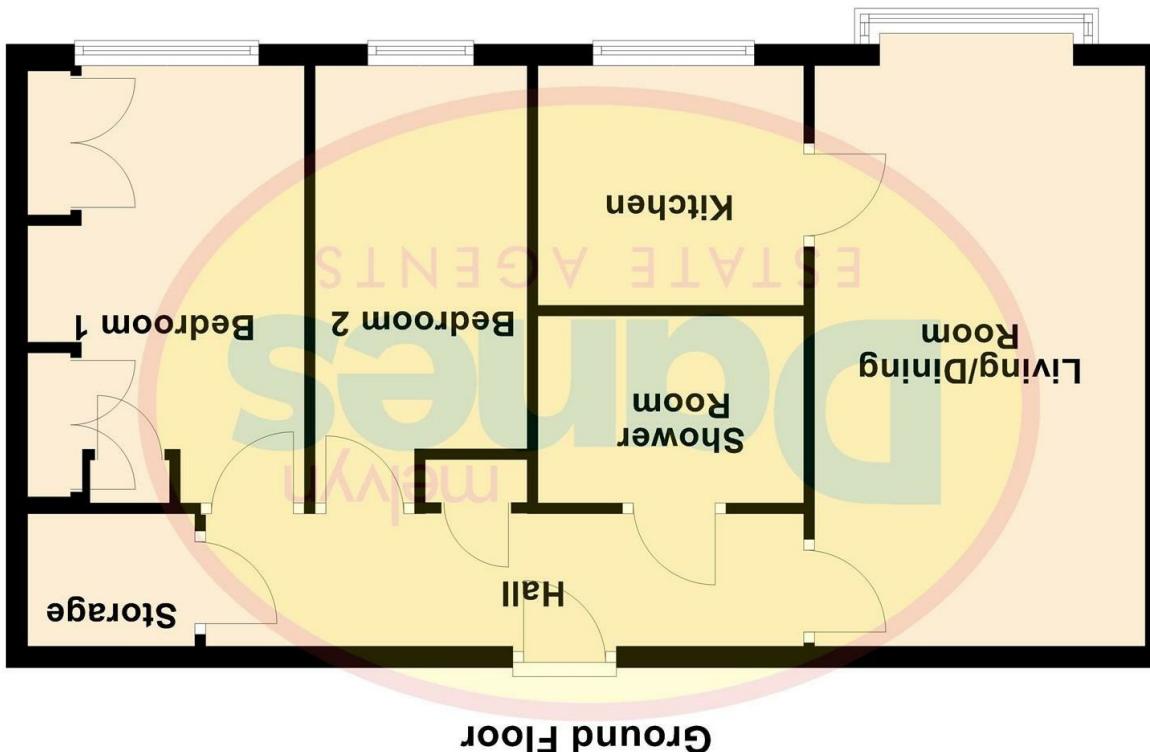
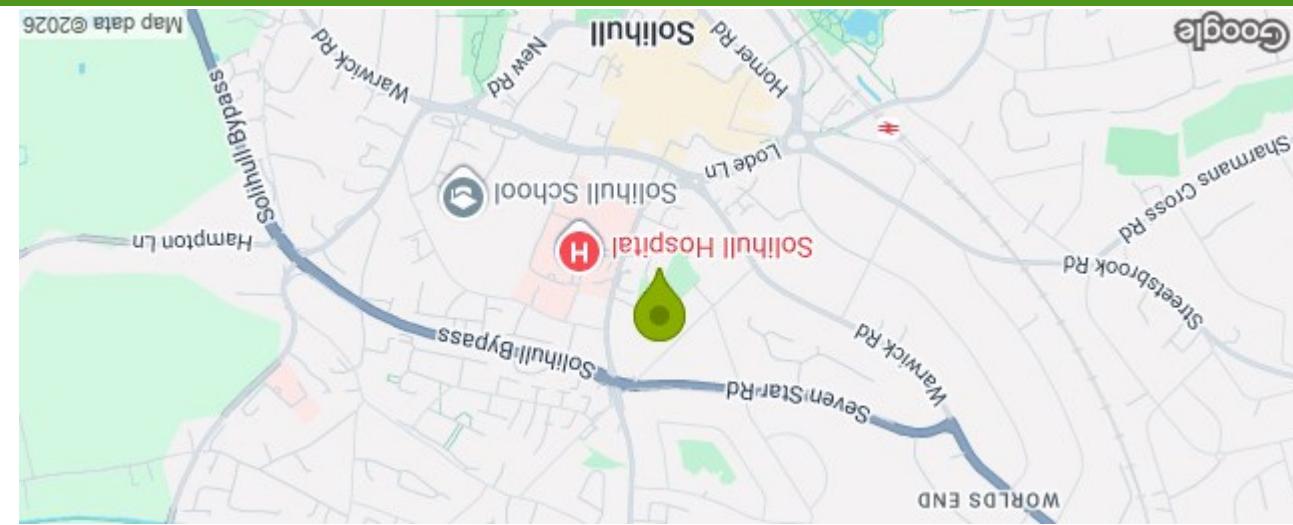
Off Street Parking



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must be relied on and do not form part of any contract.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Council Tax Band
2002/91/EC	A (92 plus)
1-20	B (81-91)
21-36	C (69-80)
37-54	D (55-66)
55-66	E (39-54)
57-70	F (21-36)
71-100	G (1-20)

Note: More energy efficient - lower running costs



MONETE ROUNDTRIPPING REGULATIONS: Under anti-money laundering regulations, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new institutions, and to review this from time to time. To avoid the need to request detailed identity information from individuals, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop accepting for you and we would ask for your co-operation in order that there will be no inconvenience to those who use us.

and are based on information supplied by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyor or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the agent has not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in good working order and condition. The agent has not tested any appurtenances.

WEWINING: By appointment only with the office on the number below 0121 711 1712
precise location and network outages.
09/06/2025. Please note that certain services available may be different depending on the particular circumstances.
WEWINING: we understand that the property is likely to have current mobile coverage (data taken from Ofcom's UK

please note that results will vary depending on the speed test is carried out. The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps. Data taken from checkre络.com.org.uk on 09/06/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Leasehold with 999 years from March 1987.